044.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,400 / 867,400
					USE VALUE:	867,400 / 867,400
					ASSESSED:	867,400 / 867,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84	-86	BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANDLEY MICHAEL
Owner 2:	O'QUINN REBECCA
Owner 3:	
Street 1:	84 BEACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CRAIG ELIZABETH A/TRUSTEE -
Owner 2:	ELIZABETH CRAIG 2006 TRUST -
Street 1:	84 BEACON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2138 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4710.000	413,700	4,700	449,000	867,400
Total Card	0.108	413,700	4,700	449,000	867,400
Total Parcel	0.108	413,700	4,700	449,000	867,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.71 /Parcel: 405.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31511
GIS Ref
GIS Ref
Insp Date 11/26/18

!3787!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	413,700	4700	4,710.	449,000	867,400		Year end	12/23/2021
2021	104	FV	395,100	4700	4,710.	449,000	848,800		Year End Roll	12/10/2020
2020	104	FV	395,400	4700	4,710.	449,000	849,100	849,100	Year End Roll	12/18/2019
2019	104	FV	307,700	4700	4,710.	477,100	789,500	789,500	Year End Roll	1/3/2019
2018	104	FV	307,700	4700	4,710.	348,000	660,400	660,400	Year End Roll	12/20/2017
2017	104	FV	288,700	4700	4,710.	303,100	596,500	596,500	Year End Roll	1/3/2017
2016	104	FV	288,700	4700	4,710.	258,200	551,600	551,600	Year End	1/4/2016
2015	104	FV	257,400	4700	4,710.	252,600	514,700	514,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:35:23

LAST REV

Date	Time
09/23/21	09:07:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3787

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRAIG ELIZABETH	70803-592		3/30/2018		930,000	No	No		
CRAIG ELIZABETH	48682-79		12/18/2006	Family	1	No	No		
	17514-86		10/1/1986		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	819	Redo Kit	34,000	C				
4/6/2018	379	Redo Kit	10,000	C				
7/23/2007	607	New Wind	4,875					
8/30/2006	730	New Wind	3,240					

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	Mail Update	MM	Mary M
11/26/2018	MEAS&NOTICE	CC	Chris C
1/14/2009	Meas/Inspect	294	PATRIOT
4/4/2000	Inspected	276	PATRIOT
3/3/2000	Measured	263	PATRIOT
8/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	31511
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4710		Sq. Ft.	Site		0	80.	1.19	1									449,040						449,000	

Total AC/HA: 0.10813 | Total SF/SM: 4710 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 449,040 | Spl Credit | Total: 449,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14111316
Const Adj.:	0.96641785
Adj $ / SQ:	198.503
Other Features:	97750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599612
Depreciation:	185880
Depreciated Total:	413732

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

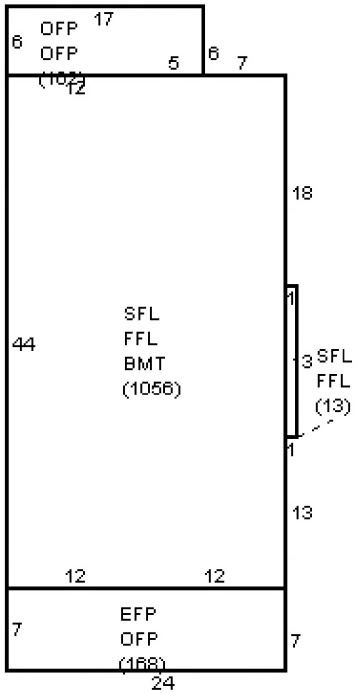
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.50
Special Features:	0	Val/Su Net:	110.79
Final Total:	413700	Val/Su SzAd	193.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,069	198.500	212,199
SFL	Second Floor	1,069	198.500	212,199
BMT	Basement	1,056	59.550	62,886
OFP	Open Porch	372	20.230	7,526
EFP	Enclos Porch	168	41.970	7,051

Net Sketched Area:	3,734			Total:	501,861
Size Ad	2138	Gross Area	3734	FinArea	2138

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

044.0-0006-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19x19	A	AV	1925	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700